

**ALEXANDRIA TOWNSHIP COMMITTEE MEETING  
MINUTES  
February 11, 2015**

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, ([www.alexandria-nj.us](http://www.alexandria-nj.us)) as required by the Open Public Meetings Act. Meeting Called to order at 7:39 PM.

**ROLL CALL:** Committeeman Pfefferle, Committeeman Swift, Mayor Abraham and Attorney Dragan were present.

**FLAG SALUTE:**

**MUNICIPAL BUILDING UPDATE:**

- Generator/Propane Tank

Comm. Pfefferle made a motion, seconded by Comm. Swift to purchase a 27 KW Generac generator for the municipal building. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

NOTE: A Generac generator needs to be purchased due to transfer switch that was installed. One quote has been received; two more quotes are needed before a contractor can be selected.

Comm. Pfefferle made a motion, seconded by Comm. Swift to purchase a 1000 gallon propane tank to heat the municipal offices and a 500 gallon propane tank for the generator. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

NOTE: The Propane tanks will be purchased through the Morris County Co-op (Amerigas).

- Fire Sprinklers

No action to be taken at this time by the Township Committee. Mobilease Modular Space Inc. Engineer is drafting a design plan pertaining to the fire code and the building department has placed a call into the NJ Department of Community Affairs as well for assistance in the interpretation of the fire code.

- Heating Duct Work

Township did not specify duct work in the bid spec. The duct work being installed currently in the basement is plastic. Mobilease Modular Space Inc. has provided the Township Committee with a cost proposal for installation of 8" tall galvanized ducts that will be flush with the basement ceiling. The cost breakdown of the quote is as follows:

- 1.) Cost to relocate heaters in basement closer to perimeter walls, heaters to remain within 75' exit distance. Supply and install 8" tall galvanized ductwork in the basement area for both supply and return runs. Insulate supply and return ductwork. Support ductwork at regular intervals. Ductwork to be installed as close as possible to modular frame COST \$8950.00
- 2.) Cost to use insulated galvanized ductwork in chases from basement to attic space, in lieu of insulated flex duct. COST \$3,870.00

- 3.) Cost to supply and install 2-4' baseboard electric heaters in the vestibule as supplemental heat. Separate thermostat to be installed to control heaters separately from HVAC system. COST \$926.00

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the above change order. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-036 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY AWARD OF CHANGE ORDER # 2, CONSTRUCTION OF A MUNICIPAL BUILDING BY MOBILEASE MODULAR SPACE, INC.**

**WHEREAS**, the Township of Alexandria Engineer requests change orders to be approved by the Township Committee at its regular meeting on February 11, 2015. This change orders is listed below for your review and approval; and

Change Order Number	Amount	Description	Original Contract		Revised Contract
2	12,570.00	Electric heaters, insulated ductwork, relocate heaters in basement.	\$749,950.000		\$750,720.00

**WHEREAS**, it is the recommendation of the Township Engineer to award this change order to Mobilease Modular Space, Inc. ; and

**WHEREAS**, details of this change order are noted in the communications dated February 11, 2015, and is attached to this resolution; and;

**WHEREAS**, the treasurer has certified that funds will be available in Township General Capital Fund Ordinance for Construction of a Municipal Building.

**WHEREAS**, the issuance of change orders is governed by *N.J.A.C. 5:30-11.2-11.10*; and

**WHEREAS**, the Mayor and Township Committee have been advised that the proposed change orders will not cause the originally awarded contract price to be exceeded by more than 20 per cent; and

**WHEREAS**, the Mayor and Township Committee have been further advised that the need for the proposed change orders results from an unforeseeable problem which cannot

be addressed through public bidding without a substantial amount of the construction being delayed which would cause substantial inconvenience to the public; and

**WHEREAS**, the Mayor and Township Committee have been further advised that the proposed change orders do not materially expand on the size, nature or scope of the project as described in the bid documents; and

**WHEREAS**, the Mayor and Township Committee have been further advised that the work represented by the proposed change orders could not be performed through a separately bid contract without unduly disrupting the basic work or incurring adverse cost consequences; and

**WHEREAS**, the Mayor and Township Committee have concluded that the change orders are necessary and the work will be completed

**NOW, THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Alexandria, Hunterdon County, New Jersey that Change Order #2 awarded to **Mobilease Modular Space, Inc. ; and**

**BE IT FURTHER RESOLVED**, that a written amendment to the original contract with **Mobilease Modular Space, Inc.** be prepared covering the change orders, in a form acceptable to the Township attorney; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be published in the official township newspaper, is on file, available for public inspection, in the office of the Alexandria Township Municipal Clerk, Municipal Building, Milford, NJ.

**TREASURER'S CERTIFICATION**

I, Edward P Rees, Treasurer of the Township of Alexandria , hereby certify that adequate funds will be available for the above referenced purchase in the amount not to exceed \$12,570.00 Monies are available in the Construction of a New Municipal Building Ordinances .

Date:2-11-2015

**Edward P. Rees**  
Edward P. Rees, CFO

- Water Holding Tank in the Park Barn Basement

There are concerns regarding the metal stand that the tank stands on which is rusted and at a point where it could collapse. The tank and stand are one piece. Township Committee is requesting that DPW Foreman Glenn Griffith get three quotes for the replacement for the March meeting.

## **COMMITTEE REPORTS:**

- ENVIRONMENTAL COMMISSION REPORT: None
- FARMLAND/OPEN SPACE: Floyd Evans discussed the following report that was requested at the January 6, 2015 meeting by Mayor Abraham:

### **ALEXANDRIA TOWNSHIP**

#### **AGRICULTURE/OPEN SPACE COMMITTEE REPORT**

The PennEast Pipeline originates north of Wilkes-Barre in Luzerne County, Pennsylvania and continues southeastward ending in Mercer County, New Jersey just south of Trenton. The pipeline will cross the southwest portion of Alexandria, parts of Kingwood and West Amwell Townships and Lambertville. The Alexandria Township Municipal Committee charged the Alexandria Township Agriculture/Open Space Committee to determine the impact of the pipeline on agriculture and report that information at a regular township meeting.

Bill Fritsche and Floyd Evans separately interviewed members of the U.S.D.A. Natural Resources Conservation Services (NRCS) regarding the impact and mitigation of the pipeline, while other members of the committee attended various meetings and did research in other areas.

The conclusion is that the pipeline will have very little, if any, negative effect on agricultural land. There will be some short term effect, but the disturbed area and compacted areas will be rehabilitated so, at most, after the current season plus two additional years, the cropland will return to full production. There is monetary compensation for crop loss during this period.

The pipeline will likely be 36 inches in diameter, constructed of heavy gauge steel, connections welded both inside and out, then cleaned and an X-Ray made of the welded area. The pipe is covered in a plastic protection with the exception of the area near the end of the pipe that is left open for welding. After the weld is certified, this area is protectively wrapped. There is a shutoff valve at least every ten miles. The depth of the top of the pipe below surface is 36 inches.

The width of the disturbed area is 100 feet including the area for equipment traversing. The soil will be removed in layers with the top soil piled separately, taken out first and then put back in last so it is returned to the top. There may be some mixing of the other soil strata, but basically it will be removed and replaced so that the returned layering will replicate the original. The ditch for the pipe is considerably wider than the pipe itself to allow compacting when the ditch is refilled. The area that is compacted, including the part compacted by equipment travel, is cultivated to restore it to agriculture productivity. Crops can be planted on top of the pipeline but no construction or trees are permitted.

NRCS has a qualified person on site to oversee the process and that person has the authority to assure that the required procedures are followed.

Stream crossings are handled on an individual basis under the auspices of the New Jersey Department of Environmental Protection (NJDEP). Some streams are opened with the water temporarily pumped, some are bored underneath and dry ones are dug across. All are restored to near original state.

Federal Energy Regulatory Commission (FERC) evaluates the need and enforces applicable regulations. The U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) enforces the regulations of the nation's 2.6 million mile pipeline transportation system. The PennEast Pipeline when completed will deliver one billion cubic feet of natural gas per day to 4.7 million homes.

PennEast Pipeline has a Community Connector Grant Program dedicating \$50,000 to Pennsylvania and New Jersey communities. Projects benefitting from the awards range from new fire engines to rescue equipment

On January 13, 2015, the FERC issued a Notice of Intent to prepare an Environmental Impact Statement for the proposed PennEast Pipeline project. There will be public hearings to gather information from agencies, landowners and other interested persons. A Hunterdon County meeting is set for Thursday, February 26 at the Grand Colonial Restaurant, 86 Route 173 West, Union Township at 6:00 PM.

### *William Fritsche*

William Fritsche, Chair

- PARK & RECREATION REPORT: None
- ROAD CHAIRMAN'S REPORT

Road Chair Comm. Swift read the following report that was prepared by DPW Foreman Glenn Griffith:

#### **Snow Storms:**

Jan. 3 - 1" to 2"

Jan. 6 - 1" to 2"

Jan. 9 - Lt. snow

Jan. 12 - freezing rain

Jan. 18 - freezing rain / black ice

Jan. 21 - 1" to 2"

Jan. 24 - 8" snow, sleet, freezing rain

Jan. 26 & 27 - 4" to 5"

Jan. 29 - 1" to 2"

Feb. 1 & 2 - 6" to 8" snow, sleet, freezing rain

Feb. 5 - Lt. snow

Feb. 9 & 10 - freezing rain, sleet, Lt. snow

**Municipal Building work:**

Installed the electrical meter pan next to the C.T. Cabinet. Helped Mt. Salem Electric pull the electrical wires from the pole at the road to the C.T. Cabinet that is located by the basement door. Finished the conduit and brackets at the pole. JCP& L is expected to complete their work at the pole next week weather permitting.

Installed conduits from the Municipal building to the park barn

- a) 1 - 3" conduit for electrical service for the barn
- b) 1 - 2" conduit for the well
- c) 3 - 2" conduit for future use
- d) 1 - 3" conduit that the 1.25" water line will be run thru

Installed the 1.25" poly water line from the Municipal Building down to the park barn basement thru the 3" conduit. Down the road if there is a problem with water line, it can be replaced without excavating.

Mr. Stofhoff has completed the plumbing work in the park barn basement installing a back water flow preventer and hooking up the new water line going to the Municipal Building.

Installed a new 1000 gal. septic tank. Waste line from the building to the tank and the waste line from the tank to the field will be installed in the future.

Grading on Goritz Rd. ( spot grading, top portion )

Equipment Maintenance

On the Pepe property there is a small shed. The DPW would like to take the shed down and place in the dumpster at the DPW garage to top off a dumpster before it is hauled off. Mayor Abraham made a motion, seconded by Comm. Pfefferle to permit the DPW to remove the small shed at the Pepe property.

**ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**PUBLIC COMMENT FOR AGENDA RELATED MATTERS ONLY: None**

**OLD BUSINESS:**

- Current Township Lease

Mayor Abraham noted that the Township is in receipt of a Notice to Evict for the current municipal offices for March 1, 2015.

**NEW BUSINESS:**

- Resolution 2015-028 Appointing Donna Griffiths as Tax Collector  
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-028. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-028 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY APPOINTING DONNA M.  
GRIFFITHS AS TAX COLLECTOR**

**WHEREAS**, the Township Committee appointed Donna M. Griffiths as the Municipal Tax Collector on January 6, 2015, and;

**WHEREAS**, pursuant to N.J.S.A. 40A:9-142 Mrs. Griffiths shall be appointed to a four year term which shall be for four years from January 1, 2015 such that the term shall run to December 31, 2018.

**NOW, THEREFORE, BE IT RESOLVED** the Alexandria Township Committee, County of Hunterdon, State of New Jersey, hereby confirms the appointment of Donna M. Griffiths as follows:

- 1.) Donna M. Griffiths is hereby appointed as Tax Collector for the Township of Alexandria effective January 1, 2015 and for a four year term ending January 1, 2018.
- 2.) The Collector shall establish not less than eight (8) hours per week for office hours open to the public, in increments of two days, four hours each day, which days and times may be set by the Collector.

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Paul Abraham, Mayor

Attest: February 11, 2015

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Michele Bobrowski, Twp. Clerk

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- Resolution 2015-029 Appointing Michele Bobrowski as Registrar and Donna Griffiths as Deputy Registrar
- Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-029. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-029 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF  
HUNTERDON, STATE OF NEW JERSEY APPOINTING MICHELE  
BOBROWSKI AS REGISTRAR AND DONNA GRIFFITHS AS DEPUTY  
REGISTRAR**

**WHEREAS**, the Township of Alexandria is required to have a Certified Municipal Registrar and a Certified Deputy Registrar, and;

**WHEREAS**, Michele Bobrowski and Donna Griffiths are both certified by the State of New Jersey;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey that Michele Bobrowski was hereby reappointed on January 6, 2015 for a three year term as Registrar effective January 1, 2015 through December 31, 2017;

**BE IT FURTHER RESOLVED** by the Mayor and Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey that Donna Griffiths was hereby reappointed on January 6, 2015 for a three year term as Deputy Registrar effective January 1, 2015 through December 31, 2017.

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Paul Abraham, Mayor

I, Michele Bobrowski, certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Alexandria at a meeting held on February 11, 2015.

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Michele Bobrowski, RMC, Township Clerk

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- Resolution 2015-030 Appointing Gerald Twardy as Emergency Management Coordinator
- Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-030. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-030 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY APPOINTING GERALD TWARDY AS EMERGENCY MANAGEMENT COORDINATOR**

**WHEREAS**, The Township of Alexandria is in need of an Emergency Management Coordinator, and;

**WHEREAS**, Gerald Twardy is qualified for this position;

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey appointed Gerald

Twardy to the position of Emergency Management Coordinator on January 6, 2015 at their yearly Re-Organization meeting for a **three (3) year term beginning January 1, 2015 and ending December 31, 2017.**

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Paul Abraham, Mayor

I, Michele Bobrowski, certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Alexandria at a meeting held on February 11, 2015.

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Michele Bobrowski, RMC, Township Clerk

- Resolution 2015-031 Appointing Scott Wilhelm as Public Defender  
Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-031. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**R E S O L U T I O N 2015-31 FOR THE TOWNSHIP OF ALEXANDRIA,  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR THE  
APPOINTMENT OF PUBLIC DEFENDER**

**WHEREAS**, there exists a need for a Public Defender in the Township of Alexandria for the Delaware Valley Joint Municipal Court; and,

**WHEREAS**, pursuant to the provisions of N.J.S.A. 19:44A-20.5, the Township Committee has determined to award said contract as a fair and open contract; and,

**WHEREAS**, funds are or will be available for this purpose; and,

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires the governing body of a contracting unit to publish a notice in a newspaper authorized by law to publish its legal advertisements, setting forth the nature, duration, service and amount of the contract where such contract is awarded for "professional services" without competitive bidding.

**NOW THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. That Scott M. Wilhelm is hereby retained as Public Defender for the Township of Alexandria for the year 2015.

2. The Mayor and Township Clerk of the Township of Alexandria are hereby authorized to enter into the contract with Scott Wilhelm of Winegar, Wilhelm, Glynn & Roemersma, 305 Roseberry Street, Phillipsburg, NJ 08865 for the legal services above specified, for a one (1) year term commencing January 1, 2015, and to be paid in accordance with the 2015 Budget.

3. The contract is awarded as a "professional service" under the provision of the Local Public Contracts Law because the specialized training, education, experience and specialized knowledge needed for this position and pursuant to a "fair and open" process as provided in N.J.S.A. 19:44A-20.4 et seq.

4. A notice of the award of this contract shall forthwith be printed once in The Hunterdon County Democrat, the official newspaper of the Township of Alexandria, authorized by law to publish the legal advertisements of the Township Committee of the Township of Alexandria, setting forth the nature, duration, service and amount of the contract, and further stating that this resolution and the annexed contract are on file and available for public inspection in the Office of the Clerk of the Township of Alexandria.

ATTEST: February 11, 2015

TOWNSHIP OF ALEXANDRIA

\_\_\_\_\_  
Michele Bobrowski, Twp. Clerk

\_\_\_\_\_  
Paul Abraham, Mayor

### CERTIFICATION

I, Michele Bobrowski, Clerk of the Township of Alexandria, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting of the Alexandria Township Committee held on February 11, 2015.

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Michele Bobrowski, Township Clerk

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• Resolution 2015-032 Jacobson Final Cost Share  
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-032. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Swift to authorize Township Atty. Dragan to get quotes for a survey on the Jacobson Farm. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-032 OF THE TOWNSHIP OF ALEXANDRIA,  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR FINAL  
APPROVAL OF COST SHARE FOR JOHN & MIRIAM JACOBSON, BLOCK  
15, LOT 1**

**WHEREAS**, the New Jersey State Agriculture Development Committee (SADC) has certified a market value (CMV) of \$11,500.00 per acre for the development easement on property in the Township of Alexandria known as Bl. 15, Lot 1 consisting of approximately 32.23+/- acres, with one non-severable exception area totaling approximately 2.4 acres, owned by John and Miriam Jacobson ("Owners") also known as the "This and That Farm", which farm is contained in Alexandria Township's Round Municipal Planning Incentive Grant list of farms and for which the Property Owners made an individual application to the Hunterdon County Planning Incentive Grant Program; and

**WHEREAS**, the aforementioned 2.4 +/- acre non-severable exception area contains a single family home, associated garage/farm shop building and other agricultural infrastructure/buildings, as well as a spring house and built in swimming pool; and

**WHEREAS**, the Property has zero (0) single family residences, zero (0) agricultural labor units and no pre-existing, non-agricultural uses outside of the exception area; and

**WHEREAS**, the Township has been advised that the SADC's proposed cost share for said farm will be at approximately 60% of the CMV with a resulting cost-share from the County of Hunterdon and the Township of Alexandria at 20% of CMV each, or approximately \$2,300.00 per acre; and

**WHEREAS**, the Township notified the Property Owners of the CMV and has received a written acceptance from them dated December 22, 2014.

**NOW, THEREFORE, BE IT RESOLVED** that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey:

1. Grants and commits its final approval to fund the purchase of the development easement by the County of Hunterdon on the This and That Farm owned by John and Miriam Jacobson, known as Bl. 15, Lot 1 in the Township of Alexandria and County of Hunterdon, based on the cost share calculated by the SADC in the amount of 20% of the CMV of \$11,500.00 per acre (29.83 acres x \$ 2,300 +/- = \$ 68,609 +/-), subject to any adjustments for survey or title.

2. Funding from Alexandria Township will come from the Township's Farmland/Open Space Trust Fund.

3. The Township's funding is conditioned on both the SADC and the County of

Hunterdon adopting final resolutions approving their respective cost-shares and the County of Hunterdon entering into a contract with the Property Owners for the purchase of the development rights easement on the Jacobson Farm.

**BE IT FURTHER RESOLVED**, that the Municipal Clerk is directed to forward certified copies of this Resolution to the Hunterdon County Agricultural Development Board and the New Jersey State Agriculture Development Committee as requested and required.

**BE IT FURTHER RESOLVED**, that this Resolution shall take effect immediately.

Township of Alexandria

By:

Paul Abraham, Mayor

Certified to be a true copy of a Resolution adopted on February 11, 2015

Michele Bobrowski, RMC, Township Clerk

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- Resolution 2015-033 McGovern Discharge of Mortgage  
Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Resolution 2015-033. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015 – 033 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY DISCHARGING MORTGAGE AND HOUSING REHABILITATION AGREEMENT AND RESTRICTION**

**WHEREAS**, a mortgage was made by **Tonya E. McGovern and Michael P. McGovern** (“Mortgagors” or “Property Owners”) on June 17, 2004 to the Township of Alexandria (“Township”) to secure repayment of a rehabilitation loan in the amount of \$8,000.00 given by the Township for affordable housing rehabilitation purposes for the residence they own located on 199 Rick Road, also known as Block 8, Lot 39.01 in the Township (the “Property”) pursuant to the Township’s affordable housing and fair share plan; and

**WHEREAS**, the Mortgage was recorded on July 1, 2004 in the Hunterdon County Clerk’s office in Deed Book 2727 on page 326; and

**WHEREAS**, simultaneously with the Mortgage, the Township and the Property Owners also entered into a Township/Homeowner Agreement whereby the Property

Owners agreed to abide by the terms and conditions of the Township's Housing Rehabilitation program and to deed restrict the residence on the Property for affordable housing for a period of six (6) years from the date the home improvements were completed: and

**WHEREAS**, the aforesaid Township/Homeowner Agreement and Deed Restriction was recorded in the Hunterdon County Clerk's Office on July 1, 2004 in Deed Book 2095, Page 615; and

**WHEREAS**, the Township Committee is satisfied that the Property Owners fulfilled the terms of the Township/Homeowner Agreement and that they owe no interest on the loan since they continued to reside on the Property for at least six (6) years which was the minimum number of years required in order to receive the loan interest-free; and

**WHEREAS**, the Township has received payment in full for the amount due on the loan and finds that it is appropriate to discharge the mortgage and deed restriction.

**NOW, THEREFORE BE IT RESOLVED** by the Township Committee of the Township of Alexandria, County of Hunterdon and State of New Jersey, on this 11<sup>th</sup> day of February, 2015 as follows:

1. The Township Committee approves the discharge and cancellation of the Mortgage on the Property which was made by the Mortgagors Tonya E. McGovern and Michael P. McGovern to the Township on June 17, 2004 and thereafter recorded on July 1, 2004 in the Hunterdon County Clerk's Office in Mortgage Book 2727, page. 326.

2. The Township Committee also approves the discharge and cancellation of the Township/Homeowner Agreement and Deed Restriction which was recorded in the Hunterdon County Clerk's office on July 1, 2004 in Deed Book 2095, page 615.

3. The Mayor, Deputy Mayor, Township Clerk and/or Township Attorney, as applicable, are hereby authorized to sign the Discharge of Mortgage and the Discharge of the Deed Restriction on the above-referenced Property and/or any other documents necessary to effectuate the cancellation of same and to file them with the Hunterdon County Clerk's office, as appropriate.

4. This Resolution shall take effect immediately.

ATTEST: February 11, 2015

Paul Abraham, Mayor

Michele Bobrowski, RMC  
Township Clerk

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- Resolution 2015-034 2014 Tonnage Grant Application  
Comm. Swift made a motion, seconded by Comm. Pfefferle to approve Resolution 2015-034 **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes.**

**RESOLUTION 2015-034 OF THE TOWNSHIP OF ALEXANDRIA,  
COUNTY OF HUNTERDON, STATE OF NEW JERSEY FOR THE  
2014 TONNAGE GRANT APPLICATION**

**WHEREAS**, The Mandatory Source Separation and Recycling Act, P.L. 1987, c.102 has established a recycling fund from which tonnage grants may be made to municipalities in order to encourage local source separation and recycling programs; and

**WHEREAS**, it is the intent and spirit of the Mandatory Source Separation and Recycling Act to use the tonnage grants to develop new municipal recycling programs and to continue and expand existing programs; and

**WHEREAS**, the New Jersey Department of Environmental Protection and Energy is promulgating recycling regulations to implement the Mandatory Source Separation and Recycling Act; and

**WHEREAS**, the recycling regulations impose on municipalities certain requirements as a condition for applying for tonnage grants, including, but not limited to, making and keeping accurate verifiable records of materials collected and claimed by the municipality; and

**WHEREAS**, a resolution authorizing this municipality to apply for the 2014 Recycling Tonnage Grant will memorialize the commitment of this municipality to recycling and indicate the assent of the Township of Alexandria to the efforts undertaken by the municipality and the requirements contained in the Recycling Act and recycling regulations; and

**WHEREAS**, such a resolution should designate the individual authorized to ensure that the application is properly completed and timely filed.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of Alexandria that Alexandria Township hereby endorses the submission of a municipal Recycling Tonnage Grant Application to the New Jersey Department of Environmental Protection and Energy and designates Michele Bobrowski, Alexandria Township Recycling Co-Coordinator, to ensure that the said application is properly filed.

**BE IT FURTHER RESOLVED** that the monies received from the recycling tonnage grant is deposited in a dedicated recycling trust fund to be used solely for the purposes of recycling.

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Paul Abraham, Mayor

**Attest: February 11, 2015**

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Michele Bobrowski, RMC, Township Clerk

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- Ordinance 2015-001 Budget Cap-*1st Reading*

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve Ordinance 2015-001 on 1<sup>st</sup> Reading. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes; Mayor Abraham, yes. Public hearing will be on March 11, 2015/**

**ORDINANCE 2015-001 FOR THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP BANK (N.J.S.A. 40A: 4-45.14)**

**WHEREAS**, the Local Government Cap Law, N.J.S. 40A: 4-45.1 et seq., provides that in the preparation of its annual budget, a municipality shall limit any increase in said budget to one and one half percent (1.50%) unless authorized by Ordinance to increase it to three and one-half percent (3.5%) over the previous year's final appropriations, subject to certain exceptions; and

**WHEREAS**, N.J.S.A. 40A: 4-45.15a provides that a municipality may, when authorized by Ordinance, appropriate the difference between the amount of its actual final appropriation and the three and one-half (3.5%) percentage rate as an exception to its final appropriations in either of the next two succeeding years; and,

**WHEREAS**, the Township Committee of the Township of Alexandria in the County of Hunterdon finds it advisable and necessary to increase its 2015 budget by up to three and one-half percent (3.5%) over the previous year's final appropriations, in the interest of promoting the health, safety and welfare of the citizens; and,

**WHEREAS**, the Township Committee hereby determines that a three and one-half percent (3.5%) increase in the budget for said year, amounting to \$36,584.30 in excess of the increase in final appropriations otherwise permitted by the Local Government Cap Law, is advisable and necessary; and,

**WHEREAS** the Township Committee hereby determines that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years.

**NOW THEREFORE BE IT ORDAINED**, by the Township Committee of the Township of Alexandria, in the County of Hunterdon, a majority of the full authorized membership of this governing body affirmatively concurring, that, in the 2015 budget year, the final appropriations of the Township of Alexandria shall, in accordance with this Ordinance and N.J.S.A. 40A: 4-45.14, be increased by 3.5 %, amounting to

\$64,022.53, and that the 2015 municipal budget for the Township of Alexandria be approved and adopted in accordance with this Ordinance; and,

**BE IT FURTHER ORDAINED**, that any amount authorized hereinabove that is not appropriated as part of the final budget shall be retained as an exception to final appropriation in either of the next two succeeding years; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance as introduced be filed with the Director of the Division of Local Government Services within 5 days of introduction; and,

**BE IT FURTHER ORDAINED**, that a certified copy of this Ordinance upon adoption, with the recorded vote included thereon, be filed with said Director within 5 days after such adoption.

**ATTEST:**

\_\_\_\_\_  
Paul Abraham, Mayor

\_\_\_\_\_  
Michele Bobrowski, RMC, Township Clerk

1<sup>st</sup> Reading Vote:

<b>ROLL CALL</b>	Moved	Seconded	Ayes	Nays
Paul Abraham, Mayor			X	
Harry Swift, Committeeman		X	X	
Committeeman Pfefferle	X		X	

- Ordinance 2015-002 Wireless Telecommunications Ordinance Amendment-1<sup>st</sup> Reading

Township Committee will forward to the Planning Board and table until comments have been made to the Township Committee.

#### ORDINANCE No. 2015 -002

AN ORDINANCE OF THE TOWNSHIP OF ALEXANDRIA AMENDING CHAPTER 115, LAND USE, ARTICLE IV: DISTRICTS, ARTICLE V: USE REGULATIONS, ARTICLE XI: ADMINISTRATION AND ARTICLE XIV: SITE PLAN REVIEW, TO CODIFY THE PROVISIONS OF THE MUNICIPAL LAND USE LAW REQUIRING MUNICIPAL SITE PLAN EXEMPTION FOR CERTAIN WIRELESS TELECOMMUNICATIONS COLLOCATION APPLICATIONS AND TO CODIFY

THE PROVISIONS OF FCC RULE § 1.40001 REQUIRING 60-DAY APPROVAL FOR CERTAIN CLASSES OF WIRELESS TELECOMMUNICATIONS COLLOCATION APPLICATIONS, ESTABLISHING FEES THEREFORE, AND AMENDING USE REGULATIONS TO PERMIT WIRELESS TELECOMMUNICATION TOWERS AS CONDITIONAL PERMITTED USES IN ALL ZONING DISTRICTS IN ALEXANDRIA TOWNSHIP EXCEPT THE IC ZONE.

**Be it ordained that:**

**Section 1.** Chapter 115: Land Use, Article XI: Administration, § 115-71 Application and appeals to Planning Board and Board of Adjustment, is hereby supplemented and amended by adding the following new Subsection § 115-71.C.(18) and new Section § 115-71.F.-1., as follows:

§ 115-71.C.(18)      Site plan exempt application fee:      \$450.00

§ 115-71. F.-1.      Site plan exempt application escrow deposit for  
professional review:   \$1,500.00

**Section 2.** Chapter 115: Land Use, Article XIV: Site Plan Review, § 115-99 Exemptions, is hereby supplemented and amended by adding the following new subsections: §§ 115-99.C.(1) and (2) as follows:

**C.      Wireless Telecommunications collocation site plan waiver.**

**(1)      M.L.U.L. wireless communications equipment collocation pursuant to N.J.S.A. 40:55D-46.2.**

(a) An application for development to collocate wireless communications equipment on a wireless communications support structure and / or in an existing equipment compound in accordance with N.J.S.A. 40:55D-46.2 shall not be subject to site plan review in accordance with the following provisions:

[1] the wireless communications support structure shall have been previously granted all necessary approvals by the appropriate approving authority;

[2] the proposed collocation shall not increase

(a) the overall height of the wireless communications support structure by more than ten percent of the original height of the wireless communications support structure,

(b) the width of the wireless communications support structure, or (c) the square footage of the existing equipment compound to an area greater than 2,500 square feet;

[3] the proposed collocation complies with the final approval of the wireless communications support structure and all conditions attached thereto and does not create a condition for which variance relief would be required pursuant to P.L.1975, c.291 (C.40:55D-1 et seq.), or any other applicable law, rule or regulation.

(b) For purposes of this section, the following definitions apply:

“Equipment compound” - means an area surrounding or adjacent to the base of a wireless communications support structure within which is located wireless communications equipment.

“Collocate” means to place or install wireless communications equipment on a wireless communications support structure.

“Wireless communications equipment” - means the set of equipment and network components used in the provision of wireless communications services: including, but not limited to, antennas, transmitters, receivers, base stations, equipment shelters, cabinets, emergency generators, power supply cabling, and coaxial and fiber optic cable, but excluding wireless communications support structures.

“Wireless communications support structure” - means a structure that is designed to support, or is capable of supporting, wireless communications equipment, including a monopole, self-supporting lattice tower, guyed tower, water tower, utility pole, or building.

(c) Submission requirements:

[1] An applicant pursuant to N.J.S.A. 40:55D-46.2 shall submit an application, plans and documents for a proposed wireless communications equipment collocation and site plan exemption identifying (1) existing equipment compound, (2) wireless communications equipment, (3) wireless communications support structure at the site and (4) the proposed collocation installation, modifications with all equipment and components to the Alexandria Township Zoning Officer for review and confirmation that the proposed collocation conforms to the requirements of § 115-99.C.(1) (a) [1]-[3].

[2] Application Fee: The applicant shall submit an application fee pursuant to §115-71 C.(18)

[3] Escrow Fee: The applicant shall establish an escrow account and deposit the required fee pursuant to §115-71 F.-1.

[4] Copies of all Alexandria Township approvals granted for the existing tower, structure(s), antennas, compound, equipment cabinets, landscaping, utilities, etc. shall be submitted to the Zoning Officer.

[5] Plans and specifications identifying existing equipment compound, wireless communications equipment, wireless communications support structure and proposed collocation wireless communications equipment and improvements at the collocation wireless communications facility shall be submitted to the Zoning Officer. Plans and specifications shall identify the owner/operator/responsible party for each wireless communications installation on site, including equipment compound, wireless communications equipment, wireless communications support structure, etc. The plans and specifications shall be fully dimensioned and appropriately scaled for the Zoning Officer to confirm existing and proposed equipment compound, wireless communications equipment, wireless communications support

structure and compliance with each of the provisions of § 115-99.C.(1) (a) [1]-[3] and N.J.S.A. 40:55D-46.2.

(d) Application review.

- [1] Within 10 days of receipt of an application for a proposed wireless communications equipment collocation and site plan exemption, the Zoning Officer shall review the application and verify whether the proposed collocation application and submission documents are complete. The Zoning Officer shall inspect the proposed collocation wireless communications facility and verify the accuracy of plans and documents submitted and that the proposed collocation conforms to the requirements of § 115-99.C.(1)(a) above. The Zoning Officer may consult with the Township or Board Engineer, Planner and Attorney in the review of the application and submission documents and conduct of inspections. All costs associated with application review shall be paid by the applicant in accordance with N.J.S.A. 40:55D-53.2.
- [2] Upon finding that required plans and documents have been submitted and that (1) the improvements at the proposed collocation wireless communications facility are completely and accurately detailed in the submission, and (2) that the proposed wireless communications equipment collocation conforms to each of the requirements of § 115-99.C.(1) (a) [1]-[3] and N.J.S.A. 40:55D-46.2., the Zoning Officer shall issue a zoning permit and a letter to the applicant indicating that the proposed wireless communications equipment collocation and site plan exemption has been approved pursuant to N.J.S.A. 40:55D-46.2.
- [3] A copy of a zoning permit and letter approving a wireless communications equipment collocation shall be provided to the Township Committee, Planning Board, and Zoning Board of Adjustment.
- [4] The provision of this section may not be combined with the provision of § 115-99.C.(2) to determine the eligibility of a proposed collocation installation under the provisions of this section and M.L.U.L. 40:55D-46.2.

**(2) Existing tower or base station modification / Eligible Facilities**  
**Request site plan waiver pursuant to § 6409 of the Spectrum Act (codified at 47 U.S.C. 1455) and FCC Rule § 1.40001.**

(a) An Eligible Facilities Request for a modification to an existing tower or base station pursuant to § 6409 of the Spectrum Act (codified at 47 U.S.C. 1455) and FCC Rule § 1.40001 shall not be subject to site plan review in accordance with the following provisions:

(b) For purposes of this section, the following definitions apply:

“Base Station” - A structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this subpart or any equipment associated with a tower.

- (i) The term includes, but is not limited to, equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- (ii) The term includes, but is not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
- (iii) The term includes any structure other than a tower that, at the time the relevant application is filed with the State or local government under this section, supports or houses equipment described in paragraphs (b)(1)(i)-(ii) of this section that has been reviewed and approved under the applicable zoning process, or under another State or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
- (iv) The term does not include any structure that, at the time the relevant application is filed with the State or local government under this section, does not support or house equipment described in paragraphs (b)(1)(i)-(ii) of this section.

“Collocation” - The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

“Eligible Facilities Request” - Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- (i) collocation of new transmission equipment;
- (ii) removal of transmission equipment; or
- (iii) replacement of transmission equipment.

“Eligible Support Structure” - Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the State or local government under this section.

“Existing” - A constructed tower or base station is existing for purposes of this section if it has been reviewed and approved under the applicable zoning process, or under another State or local regulatory review process is existing for purposes of this definition.

“Site” - For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for other eligible support structures, further restricted to that area in proximity

to the structure and to other transmission equipment already deployed on the ground.

“Substantial Change” - A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(i) for towers other than towers in the public rights-of-way, it increases the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater; for other eligible support structures, it increases the height of the structure by more than 10% or more than ten feet, whichever is greater;

(A) Changes in height shall be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings’ rooftops; in other circumstances, changes in height shall be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(ii) for towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet;

(iii) for any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure;

(iv) it entails any excavation or deployment outside the current site;

(v) it would defeat the concealment elements of the eligible support structure; or

(vi) it does not comply with conditions associated with the local approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in § 1.40001(b)(7)(i)-(iv).

“Transmission Equipment” - Equipment that facilitates transmission for any FCC Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

“Tower” - Any structure built for the sole or primary purpose of supporting any FCC Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

(c) *Review of Applications.* An Eligible Facilities Request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure shall be approved in accordance with the following procedures.

[1] Application and Fees:

- (a) An applicant pursuant to FCC Rule § 1.40001 shall submit an application, plans and documents identifying all existing (1) base station, (2) support structure and (3) transmission equipment and (4) towers along with plans for an Eligible Facilities Request to the Alexandria Township Zoning Officer for approval of an “Eligible Facilities Request” that will not result in a “substantial Change” pursuant to § 115-99.C.(2) (b) above.
- (b) Application Fee: The applicant shall submit an application fee pursuant to §115-71 C.(18)
- (c) Escrow Fee: The applicant shall establish an escrow account and deposit the required fee pursuant to §115-71 F.-1.

[2] *Documentation Requirement for Review.* When an applicant asserts in writing that a request for modification is covered by this section, the applicant shall accompany its written request with the following information:

- (a) Copies of all resolutions of approval and plans approved by the municipality for all Existing licensed and unlicensed installation components identifying existing and approved dimensions of base station, site, transmission equipment, and tower and/or eligible support structure.
- (b) A plan, with sufficient graphics and detail depicting the proposed Eligible Facilities Request, including and showing proposed dimensions for modifications to the base station, site (including leased or owned property surrounding the tower and any access or utility easements currently related to the site), transmission equipment and tower and/or

eligible support structure. The plan shall be keyed to the statement provided pursuant to [c] below and shall include details and dimensions for all Existing licensed and unlicensed installation components pursuant to [a] above and clearly distinguishing existing facilities from the Eligible Facilities Request. Ownership for all non-Eligible Facilities Request components of the base station, site (including leased or owned property surrounding the tower and any access or utility easements currently related to the site), transmission equipment and tower and/or eligible support structure shall be detailed on the plans and keyed to an analysis of existing facilities provided pursuant to [c] below.

(c) A statement documenting that the proposed Eligible Facilities Request is not a Substantial Change pursuant to the limitations set forth in § 1.40001(b)(7) (see definition of “Substantial Change” in definitions above), which shall be keyed to the plan provided pursuant to [b] above and which shall be sufficiently detailed to demonstrate how each of the criterion set forth in § 1.40001(b)(7) is satisfied so as not to constitute a Substantial Change. The Statement shall include an analysis that compares dimensions of existing facilities to the proposed Eligible Facilities Request, which shall identify ownership of all approved existing facilities.

(d) If the original approval and/or subsequent approvals granted for the existing site and associated facilities thereon included concealment elements, including base station structures, fencing, landscaping, or conditions to mitigate visual impact analysis, the applicant shall provide a plan identifying each component thereof and a narrative description of how the approved concealment elements shall not be defeated by the proposed Eligible Facilities Request. If any of the concealment provisions of prior approvals require maintenance and/or replacement, the Eligible Facilities Request shall include a proposal setting forth proposed maintenance and/or replacement accordingly.

(e) The application shall include a detailed list of all conditions of approval for the original approval and/or subsequent approvals granted for the existing site and associated facilities thereon. The list shall be accompanied by a statement explaining how the proposed Eligible Facilities Request is consistent with each condition of approval previously granted. The application for the proposed Eligible Facilities Request shall include a proposal to address each prior condition of approval that reasonably applies to the application.

[3] *Timeframe for Review.* Within 60 days of the date on which an applicant submits a request seeking approval under this section, the State or local government shall approve the application unless it determines that the application is not covered by this section.

[4] *Tolling of the Timeframe for Review.* The 60-day period begins to run when the application is filed, and may be tolled only by mutual agreement or

in cases where the reviewing State or local government determines that the application is incomplete.

(a) To toll the timeframe for incompleteness, the reviewing State or local government must provide written notice to the applicant within 30 days of receipt of the application, clearly and specifically delineating all missing documents or information. Such delineated information is limited to documents or information meeting the standard under paragraph (c)[2] of this section.

(b) The timeframe for review begins running again when the applicant makes a supplemental submission in response to the State or local government's notice of incompleteness.

(c) Following a supplemental submission, the State or local government will have 10 days to notify the applicant that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of second or subsequent notices pursuant to the procedures identified in this paragraph (c)[4]. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(4) *Failure to Act.* In the event the Zoning Officer fails to approve or deny a request seeking approval under this section within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the applicable reviewing authority in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(5) *Remedies.* Applicants and reviewing authorities may bring claims related to Section 6409(a) of the Spectrum Act (codified at 47 U.S.C. 1455) to any court of competent jurisdiction.

**Section 3.** Chapter 115: Land Use, Article V: Use Regulations, Section § 115-22.F.(5) F-5 Wireless Telecommunications Equipment and Facilities, Subsection (f) is hereby amended to repeal “, in the IC District only,” so that Subsection § 115-22.F.(5) F-5 (f) will now read as follows:

“(f) Wireless telecommunications towers shall meet the following conditions:”

**Section 4.** Chapter 115: Land Use, Article V: Use Regulations, Section § 115-22.F.(5) F-5 Wireless Telecommunications Equipment and Facilities, Subsections (f)[6][a] & [b] are hereby amended to repeal existing § 115-22.F.(5) (f)[6][a] & [b], and replacing them with new Subsections § 115-22.F.(5) (f)[6][a] & [b], to read as follows:

“[a] Minimum lot size: 10 acres in the AR Zone  
6 acres all other zones, but not less than two acres  
on nonconforming substandard size lots.”

[b] Minimum setback from any property line: twice the height of the tower."

**Section 5.** Chapter 115: Land Use, Article IV: Land Use, Article IV: Districts, Subsection "F-5," "uses permitted by conditional approval," in Sections §115-10.A.(2), §115-11.A.(2), §115-12.A.(2), §115-14.A.(2), 115-15.A.(2), §115-16.A.(2) and §115-18.A.(2) are hereby amended to read as follows:

"F-5 Wireless telecommunications equipment and facilities and wireless telecommunications towers."

**Section 6.** All other provisions of Chapter 115 not modified herein shall remain unchanged and in full force and effect.

**Section 7. Severability.** If the provisions of any article, section, subsection, paragraph, subdivision, clause or application of the Ordinance shall be judged invalid by any Court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any such article, section, subsection, paragraph, subdivision, clause or application, and to this end, the provisions of this Ordinance are hereby declared to be severable.

**Section 8.** This ordinance may be renumbered for codification purposes.

**Section 9. Effective Date.** This Ordinance shall take effect immediately upon final passage, publication according to law, and filing with the Hunterdon County Planning Board.

ATTEST:

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Michele Bobrowski, CMC, Township Clerk

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Paul Abraham, Mayor

**ENGINEER'S REPORT:**

The following report was received by Township Engineer Robert Engineer and read by Mayor Abraham:

**Alexandria Estates (Toll Brothers) – Road Condition**

01/06/15 – Copy of letter to Toll Brothers is attached requesting response from Executive Board on the inlet repair costs. **No response to 01/06/2015 letter.**

**2. New Municipal Building.**

02/05/2015 – Received cost estimate for HVAC ductwork in basement from Mobilease Modular Systems in the amount of \$8,950 compared to the original estimate of \$9,204. This work involves relocation of the heating units to provide open access to the

basement and the installation of 8" high galvanized ducts. There is approximately 120 feet of ductwork that will be required. Please advise.

#### **APPROVAL OF MINUTES:**

- January 6, 2015 Twp. Committee Meeting
- January 6, 2015 Re-Org Meeting
- January 23, 2015- Twp. Committee Special Meeting

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the above Township Committee meeting minutes. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

#### **APPROVAL OF BILLS**

Question arose pertaining to Deerfield Estates and why the Township reimburses the residents for snow plowing in the development. The roads in Deerfield Estates do not meet township standards and are private property. The Developers were given concessions to build the development and making the road private. Other developments in the Township such as Alexandria Overlook get reimbursed for snow plowing as well due to the road not meeting township standards. There is a formula that is done to determine the cost of reimbursement. If the Township did plow the road then the Township would be responsible for any damages that occurred to the road and/or curbing. The bill in question is for \$2,700.00 for the 2013/2014 winter season.

Comm. Pfefferle made a motion, seconded by Comm. Swift to approve the payment of the bills as listed. **Roll Call: Comm. Pfefferle yes; Comm. Swift, yes; and Mayor Abraham, yes.**

<b>Current Fund</b>	<b>\$ 112,161.34</b>
<b>Other Trust Fund:</b>	
1.) Reserves	1,708.15
2.) Grants	3,230.00
<b>General Capital Fund</b>	
Ordinances	111,927.58
<b>COAH</b>	
<b>Farm Preservation</b>	
Budget and App. Reserves	3,711.73
Dog Fund	817.00
<b>Developers Escrow</b>	
1.) Bank of America	640.65
2.) Fulton Bank	
3.) Hopewell Valley	640.65
<b>TOTAL:</b>	<b>\$ 234,196.45</b>
<b>Other disbursements</b>	

**Local Schools**

**Other disbursements**

**1.) Hunterdon County Taxes      \$726,752.22**

**Total payments presented to the Township Committee      \$960,948.67**

**PUBLIC COMMENT ON GENERAL MATTERS:**

Resident, Bill Fritsche wanted to confirm on the bill list that the tax appeal was for the Lionetti Property. The tax appeal on the bill list is for the Lionetti property,

Resident, Floyd Evans asked if the Township Committee wanted to pursue the grant by PennEast Pipeline. The Township Committee will not pursue the grant being offered by PennEast Pipeline

Mayor Abraham noted that there was a survey on Facebook asking residents if they were interested in starting up Community Day again. The Park/Rec Commission is looking to start up Community Day again from this survey and is asking the Township Committee for assistance. The Township Committee will look at the budget and proceed from there.

Comm. Pfefferle made a motion, seconded by Comm. Swift to move to Executive Session. **Roll Call: Comm. Pfefferle, yes; Comm. Swift, yes and Mayor Abraham, yes.**

**Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:  
Open Public Meetings Act RESOLUTION- Executive Session**

**WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and**

**WHEREAS, this public body is of the opinion that such circumstances presently exist:**

**NOW, THEREFORE, BE IT RESOLVED** by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:
  - \_\_\_\_\_ A confidential or excluded matter under Federal or State Law or Court Rule.
  - \_\_\_\_\_ A matter involving information that may impair the Township's rights to receive funds from the United States Government.
  - \_\_\_\_\_ A matter constituting an unwarranted invasion of an individual's privacy rights.
  - \_\_\_\_\_ Collective Bargaining Agreement or negotiation of the Agreement.

- \_\_\_\_\_ Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.
  - \_\_\_\_\_ Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.
  - \_\_X\_\_ Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.  
**Hahola Cost Share**  
**Township Lease**  
**Delaware Valley Joint Municipal Court**  
**Diocese of Metuchen**
  - \_\_\_\_\_ Matters falling within the attorney-client privilege.
  - \_\_X\_\_ Personnel matters involving a specific employee or officer of the Township.  
**Zoning Officer, Mike Mullin**
  - \_\_\_\_\_ Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.
3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
  4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
  5. This Resolution shall take effect immediately .

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**MOTION TO RETURN TO PUBLIC SESSION:**

Comm. Pfefferle made a motion, seconded by Comm. Swift to return to Public Session.

**ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes and Mayor Abraham, yes.**

Comm. Swift made a motion, seconded by Comm. Pfefferle to approve new hours and day changes for Zoning Officer Mike Mullin. Township Clerk to post changes on Township website. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Pfefferle made a motion, seconded by Comm. Swift to have Township Attorney Sharon Dragan draft a letter declining the site triangle cost share on Hahola Farm South B-16, Lot 3. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

Comm. Swift made a motion, seconded by Comm. Pfefferle to continue with the Delaware Valley Joint Municipal Court as noted in the agreement. **ROLL CALL: Comm. Pfefferle, yes; Comm. Swift, yes, Mayor Abraham, yes.**

## **EXECUTIVE SESSION:**

The following matters were discussed in Executive Session:

- Personnel/Mike Mullin Office Hours:

Zoning Officer Mike Mullin gave Mayor Abraham a letter requesting that his hours and days be changed from every Thursday from 4-6 PM to the 2<sup>nd</sup> and 4<sup>th</sup> Thursday from 4:30-7:30 PM to correlate better with the Building Department.

- Contract Negotiations/Hahola South Farm (B-16, L-3) Mt. Salem Road Cost Share:

The Township Committee reviewed documentation pertaining to a cost share for a site triangle on the above property.

- Litigation/Township Eviction Notice:

Matter to stay in Executive Session.

- Contract Negotiations/ Delaware Valley Joint Municipal Court:

Township Committee reviewed agreement.

- Contract Negotiations/ Diocese of Metuchen:

Matter to stay in Executive Session.

## **MOTION TO ADJOURN**

Comm. Swift made a motion, seconded by Comm. Pfefferle to adjourn. **ROLL CALL:** Comm. Pfefferle, yes; Comm. Swift, yes; and Mayor Abraham, yes. **Meeting Adjourned at 9:42 PM.**

## **Respectfully Submitted:**

**Michele Bobrowski, RMC, CMR**  
**Township Clerk**

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of February 11, 2015 and certify that said Minutes were approved unanimously by the Township on the 11<sup>th</sup> day of March 2015.

\_\_\_\_\_  
Paul Abraham, Mayor

Dated: \_\_\_\_\_

